

**REGULAR MEETING OF
LURAY PLANNING COMMISSION
September 16, 2015**

The Luray Planning Commission met on Wednesday, September 16, 2015 at 7:00 p.m. in regular session. The meeting was held in the Luray Town Council Chambers at 45 East Main Street, Luray, Virginia at which time there were present the following:

Commissioners Present:

Ronald Good
Grace Nowak
Mark Malone
Tracie Dickson
John Shaffer
William Fisher
Brian Sours

Absent:

None

Others Present:

Charlie Hoke, Town Manager
Ligon Webb, Town Planner

The meeting was called to order by Chairman, Ronald Good, at 7:00 p.m. and everyone joined in the Pledge of Allegiance to the flag.

APPROVAL OF MINUTES:

Commissioner Sours made the motion to accept the minutes from the August 16, 2015 regular Planning Commission meeting as presented; seconded Commissioner Nowak: YEA: Commissioners Good, Malone, Dickson, Shaffer, Nowak, Sours and Fisher. **Approved 7-0**

Public Hearing: A special use permit to operate a Bed and Breakfast in a R4 zoning district.

Town Planner Ligon Webb presented the special use permit to the Planning Commission; the applicant, Ms. Olivia Kibler, was seeking to operate a Bed and Breakfast from a residence she owns. The residence is located at 310 Luray Avenue, and a Bed and Breakfast operation is a use allowable by special permit in the R4 district. Mr. Webb explained the applicant lives in Washington, D.C. full time, but purchased the property from her mother several years ago, and has recently decided to operate it as a bed and breakfast.

MINUTES
September 16, 2015
PAGE 2

He noted that presently, the home is being rented, and the renters would likely be moving this coming December, and sometimes after that (in the spring) Ms. Kibler would seek to utilize the dwelling as a bed and breakfast location, she intends to have a family member operate the bed and breakfast for her, and be on-site. Therefore the proposed Bed and Breakfast would rent two rooms at any one given time. For clarification, Mr. Webb noted the residence has three bedrooms, and 2 baths, and is roughly 1,800 square feet. Mr. Webb stated that parking is located on 4th Street, and it is a paved parking area with ample areas for guest parking. Overall, he stated the Planning Commission was to examine the proposed use, but Ms. Kibler would be required to adhere to all relevant building codes prior to being issued a Town business license. The public hearing was then opened to the public.

Vanessa Shoemaker, living at 419 4th Avenue, stated that she was not in support of the special use permit because Luray Avenue already has too much traffic, and she believes such a use would only increase traffic in the area.

Steve Hines, who lives at 308 Luray Avenue, stated he did want to have a business beside his house, and that he isn't fond of strangers coming in every weekend.

Chairman Good closed the public hearing, and several Commissioners asked the Town Planner questions regarding permitting and how taxes are paid on such operations. Mr. Webb stated he believed the overall traffic impact for such a use would probably be less than if a family of four lived in the house full-time, which could easily account for ten vehicles trips a day; whereas intermittent rentals to tourist, would likely only be a for 2-3 three days a week at most during "tourist" season.

Commissioner Malone asked about the use of bathrooms in the proposed operations, noting that the upstairs only has one functional bathroom, therefore necessitate guests having to share the bathroom. Mr. Webb stated that this is someone odd, but it's not totally uncommon, and that ultimately the building official has control over interior/building related issues; and he believes there are no building code issues with this type of arrangement. Commissioner Good stated that if this type of arrangement (sharing a restroom) was indeed an issue, the operations simply wouldn't likely be as successful as those who do have individual bathrooms. Ms. Kibler stated she is strongly considering adding an additional bathroom before starting the operation if approved.

Being no further comments, the Planning Commission voted in favor of the approving the special use permit by a 6 – 1 vote.

Yes: Nowak, Sours, Fisher, Good, Dickson, Shaffer; No: Malone

MINUTES
AUGUST 12, 2015
PAGE 3

Review: Downtown Parking Ordinance

Town Planner Ligon Webb presented the Planning Commission with a proposed ordinance to provide administrative relief from existing parking ordinance, particularly for business located in existing structures in the downtown historic district. Mr. Webb took questions about the ordinance, and noted a public hearing would be held before the Planning Commission during October's regular meeting. Jason Pettit, who lives on South Court Street, noted he liked the ordinance, and believed it would be of great help to perspective downtown businesses.

Review: Triplex Ordinance

Town Planner Ligon Webb stated a local builder, Mr. Eric Fox, recently approached him regarding adding "triplexes" to the Town Code, specifically as a "sue allowable by special permit" in the R4 zoning district. A triplex is three connected housing units, much like a duplex (but one additional unit). Mr. Webb stated that such an additional would help to maximize opportunities for affordable housing, and he noted the recent success duplex units have had in town limits. Mr. Webb stated he would bring a comprehensive ordinance amendment proposal to October's regular meeting.

There being no further business, the meeting adjourned at 8:30 P.M.

Ligon Webb
Town Planner

ATTEST:
